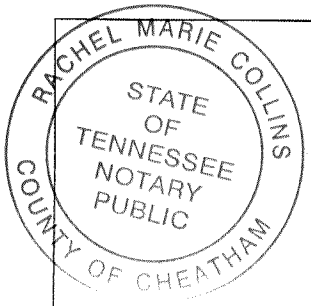
Karen Y Johnson Davidson County
Batch# 146253 DEEDWARR
09/28/2018 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20180928-0096081

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2018.

Rachel Marie Collins
Notary Public

My commission expires: 3-21-20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tracey L. Patterson Troy L. Patterson	PrimeLending	
2354 & 2352 Cooper Terrace	PO Box 650875	073-09-0-244.00
Nashville, TN 37216	Dallas, TX 75265	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL S. REED, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACEY L. PATTERSON, A SINGLE MAN AND TROY L. PATTERSON, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 18-A and 18-B on the Plan of Zone Lot Division Cooper Lane Estates for Lots 10 & 18, of record in Plat Book 5200, Page 567 and Book 6900, page 670, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 fronts 69.01 feet on the Southerly margin of Cooper Terrace and extends back 234.42 feet on the Easterly line and 247.49 feet on the Westerly line to a dead line in the rear, measuring 87.93 feet thereon.

Being the same property conveyed to Jonathan Jones and Matt Engesath by Corporate Special Warranty deed from U.S. Bank National Association, as Trustee of Harborview 2005-13 Trust Fund of record in Instrument No. 20120426-0035779 Register's Office for Davidson County, Tennessee, dated April 13, 2012 and recorded on April 26, 2012.

Being the same property conveyed to Michael S. Reed, a single man by Warranty deed from Jonathan Jones, a married man and Matt Engesath, a married man of record in Instrument No. 20160929-0102950 Register's Office for Davidson County, Tennessee, dated September 27, 2009 and recorded on September 29, 2009.

The address of the herein described property is believed to be 2354 & 2352 Cooper Terrace, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of September, 2018.

X Michael S. Reed
Michael S. Reed

STATE OF MICHIGAN
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael S. Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 24th day of September, 2018.

Notary Public

My Commission Expires:

DARNELL S HOWARD
Notary Public - State of Michigan
County of Wayne
My Commission Expires Mar 14, 2024
Acting in the County of Wayne

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

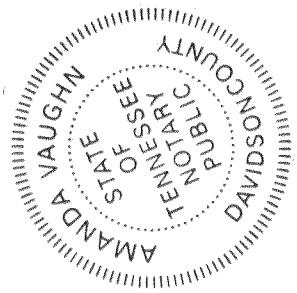
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)